

# CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:  
WEDNESDAY, DECEMBER 15, 2021  
10:00 A.M. NYC CITY PLANNING COMMISSION  
VIA THE NYC ENGAGE PORTAL**

**Yvette V. Gruel, Calendar Officer  
120 Broadway, 30<sup>th</sup> Floor  
New York, New York 10271  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 220091 ZSX	6	660-668 EAST FORDHAM ROAD	Scheduled to be Heard 1/5/22
2	C 210386 ZMK	8	1034-1042 ATLANTIC AVENUE REZONING	" "
3	N 210387 ZRK	8	" "	" "
4	C 210379 ZSK	8	" "	" "
5	C 210335 ZMK	8	870-888 ATLANTIC AVENUE REZONING	" "
6	N 210336 ZRK	8	" "	" "
7	C 210260 ZSK	8	" "	" "
8	C 220102 HUK	5	ENY/URP 5 <sup>TH</sup> AMENDMENT	" "
9	C 200357 MMR	3	AMBOY ROAD RECONSTRUCTION	" "
10	C 200122 MMQ	7	CLEARVIEW PUMP STATION REHABILITATION	" "
11	C 220082 PCX	8	NYPD BRONX SPECIAL VICTIMS SERVICES	Favorable Report Adopted
12	C 210285 ZMK	5	749 VAN SINDEREN AVENUE REZONING	" "
13	N 210286 ZRK	5	" "	" "
14	M 090107(D) MMK	13	CONEY ISLAND EAST PARKLAND MAP SPLIT NO. 4	" "
15	N 220099 ZAK	1	1 JAVA STREET WATERFRONT	Authorization Approved
16	N 220123 RCR	3	109 SYLVIA STREET	Certification Approved
17	N 220126 RCR	3	35, 41 ALVINE AVENUE AND 190, 196 BENNETT AVENUE	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																	
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R																	
Calendar Numbers:		10	11	12	13	14	15	16	17										
Anita Laremont, Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y	Y										
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y										
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y										
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y										
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y										
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y										
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y										
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y										
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y										
Larisa Ortiz	A																		
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y										

MEETING ADJOURNED AT: 11:07 P.M.



**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**

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**CITY PLANNING COMMISSION**

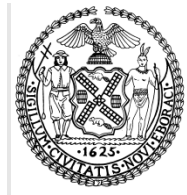
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**WEDNESDAY, DECEMBER 15, 2021**

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**MEETING AT 10:00 A.M.**

**VIA NYC ENGAGE PORTAL**



**Bill de Blasio, Mayor**

**City of New York**

**[No. 23]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,  
visit the Department of City Planning (DCP) home page at:  
**[nyc.gov/planning](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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**GENERAL INFORMATION****HOW TO PARTICIPATE:**

In support of the City's efforts to contain the spread of COVID-19, the City Planning Commission will hold this public meeting remotely. To join the meeting and comment, please visit NYC Engage at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/290350/1> or dial 877-853-5247 (US Toll-free), 888-788-0099 (US Toll-free), (253) 215-8782 (Toll number) or (213) 338-8477 (Toll number). If calling into the meeting, please use the following Meeting ID 618 237 7396, and when prompted for a participation code, please enter “#” followed by the password “1” when prompted. Instructions on how to participate, as well as materials relating to the meeting, will be posted on NYC Engage in advance of the meeting. To help the meeting host effectively manage the meeting, those who do not intend to actively participate are invited to watch the meeting through the livestream/LINK provided on NYC Engage or the recording that will be posted after the meeting on DCP's website.

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance should be emailed to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

**Signing up to speak:** Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar should follow the instructions on NYC Engage Portal. Public officials will be given speaking priority. The first five speakers in favor will be heard and given the opportunity to conclude their testimony before the next five speakers in opposition are heard. The hearing will proceed in this manner until all speakers present have had an opportunity to be heard.

**Length of Testimony:** To give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**Written Comments:** Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar but who cannot or does not wish to speak at the public hearing, may submit comments electronically using the [CPC Comments Form](#) on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

Written comments may also be submitted by filling out the form below and mailing to:

**CITY PLANNING COMMISSION  
Calendar Information Office – 31<sup>st</sup> Floor  
120 Broadway, New York, N.Y. 10271**

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

**B**

**CITY PLANNING COMMISSION**

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**GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings).

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

**City Planning Commission**  
Calendar Information Office  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

**For Additional Calendar Information:** call (212) 720-3370.

C

CITY PLANNING COMMISSION

120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271

- ANITA LAREMONT, *Esq., Chair*
- KENNETH J. KNUCKLES, *Esq., Vice Chairman*
- DAVID BURNEY
- ALLEN P. CAPPELLI, *Esq.*
- ALFRED C. CERULLO, III
- JOSEPH I. DOUEK
- RICHARD W. EADDY
- ANNA HAYES LEVIN
- ORLANDO MARÍN
- LARISA ORTIZ
- RAJ RAMPERSHAD, *Commissioners*
- YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m., and will be accessible remotely via Zoom Webinar unless otherwise ordered.

TABLE OF CONTENTS

WEDNESDAY, DECEMBER 15, 2021

- Roll Call; Approval of Minutes.....1
- I. Matters to Be Scheduled for Public Hearing on January 5, 2022.....1
- II. Reports.....15
- III. Public Hearings.....20
- IV. Schedule of Meetings: January 1, 2021 – December 31, 2021.....31
- V. Schedule of Meetings: January 1, 2022 – December 31, 2022.....32

**Community Board Public Hearing Notices are available in the Calendar Information Office, 31<sup>st</sup> Floor, 120 Broadway, New York, N.Y. 10271**

The Next Regular Public Meeting of the City Planning Commission is scheduled for January 5, 2022 will be held remotely via Zoom Webinar.

**DECEMBER 15, 2021**

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**APPROVAL OF THE MINUTES OF the Public Meeting of December 1, 2021**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JANUARY 5, 2022  
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

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**BOROUGH OF THE BRONX**

**No. 1**

***660-668 EAST FORDHAM ROAD***

**CD 6**

**C 220091 ZSX**

**IN THE MATTER OF** an application submitted by Shadi Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property located at 660-668 East Fordham Road (Block 03091, Lots 20, 22, 24, 26 & 27).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**Nos. 2 - 4**

***1034 – 1042 ATLANTIC AVENUE REZONING***

**No. 2**

**CD 8**

**C 210386 ZMK**

**IN THE MATTER OF** an application submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an M1-1 District to an R7A District property bounded by a line midway between Atlantic Avenue and Pacific Street, Classon Avenue, Pacific Street, and a line 315 feet northwesterly of Classon Avenue;
2. changing from an M1-1 District to a C6-3A District property bounded by the northeasterly boundary line of the Long Island Rail Road right-of-way (Atlantic Division), Classon Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 315 feet northwesterly of Classon Avenue; and
3. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Atlantic Avenue and Pacific Street, Classon Avenue, Pacific Street, and a line 315 feet northwesterly of Classon Avenue;

as shown on a diagram (for illustrative purposes only) dated September 20, 2021, and subject to the conditions of CEQR Declaration E-637.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**No. 3**

**CD 8**

**N 210387 ZRK**

**IN THE MATTER OF** an application submitted by EMP Capital Group pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III Chapter 5 for the purpose of amending street wall location

regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE III  
COMMERCIAL DISTRICT REGULATIONS**

\* \* \*

**Chapter 5  
Bulk Regulations for Mixed Buildings in Commercial Districts**

\* \* \*

**35-60  
MODIFICATION OF HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**35-66  
Special Height and Setback Provisions for Certain Areas**

\* \* \*

**35-663  
Special height and setback provisions in C6-3A Districts along Atlantic Avenue within  
Community District 8, Borough of Brooklyn**

In C6-3A Districts in Community District 8, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage.

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

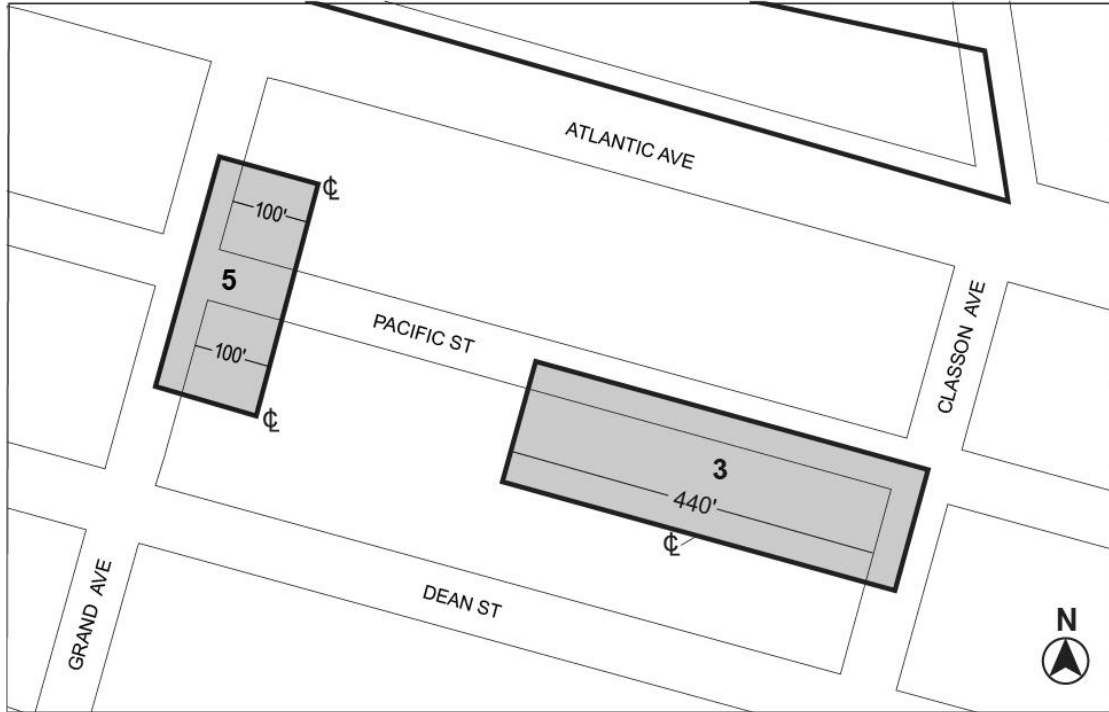
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**Brooklyn Community District 8**

\* \* \*

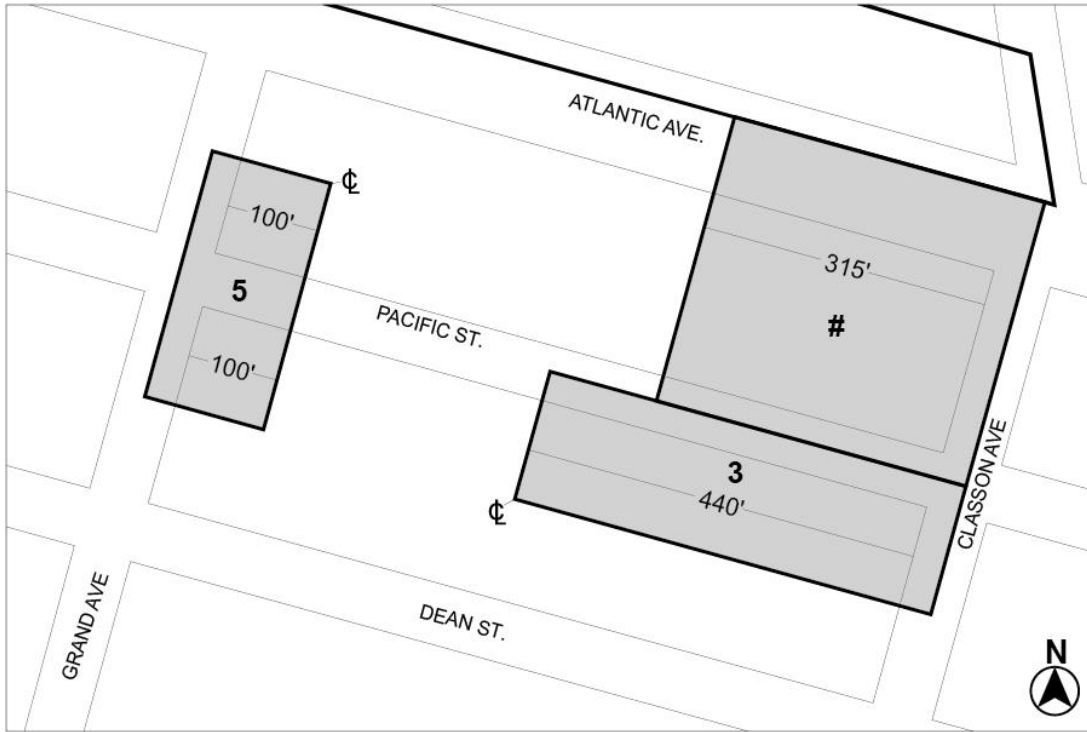
Map 3 – [date of adoption]



[EXISTING]



-  *Inclusionary Housing designated area (within Community District 2, Brooklyn)*
-  **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
  - Area 3** – 5/8/19 MIH Program Option 1 and Option 2
  - Area 5** – 8/27/20 MIH Program Option 1

[PROPOSED]



-  *Inclusionary Housing designated area*
-  **Mandatory Inclusionary Housing Area** (see Section 23-154(d)(3))
  - Area 3 — 5/8/19 MIH Program Option 1 and Option 2
  - Area 5 — 8/27/20 MIH Program Option 1
  - Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 8, Brooklyn

\* \* \*

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

\_\_\_\_\_

**No. 4****CD 8****C 210379 ZSK**

**IN THE MATTER OF** an application submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the required number of accessory off-street parking spaces to 20 for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 1034 -1042 Atlantic Avenue (Block 1125, Lots 29 and 33) in R7A/C2-4\* and C6-3A\* Districts.

\* Note: The site is proposed to be rezoned by changing an existing M1-1 District to R7A/C2-4 and C6-3A Districts under a concurrent related application for a Zoning Map change (C 210386 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, NY, 10271-0001.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**Nos. 5-7*****870 - 888 ATLANTIC AVENUE REZONING*****No. 5****CD 8****C 210335 ZMK**

**IN THE MATTER OF** an application submitted by Y & T Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from an existing M1-1 District to a C6-3A District bounded by the northerly side of Atlantic Avenue, a line 200 feet westerly of Underhill Avenue, centerline of Atlantic Avenue and Pacific Street, and a line 200 feet westerly of Vanderbilt Avenue as shown on a diagram (for illustrative purposes only) dated September 20, 2021.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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No. 6

CD 8

N 210336 ZRK

IN THE MATTER OF an application submitted by Y & T Development LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE III  
COMMERCIAL DISTRICT REGULATIONS**

\* \* \*

**Chapter 5  
Bulk Regulations for Mixed Buildings in Commercial Districts**

\* \* \*

**35-60  
MODIFICATION OF HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**35-66  
Special Height and Setback Provisions for Certain Areas**

\* \* \*

**35-663  
Special Height and Setback Provisions in C6-3A Districts along Atlantic Avenue within  
Community District 8, Borough of Brooklyn**

In C6-3A Districts in Community District 8, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage.

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

\* \* \*

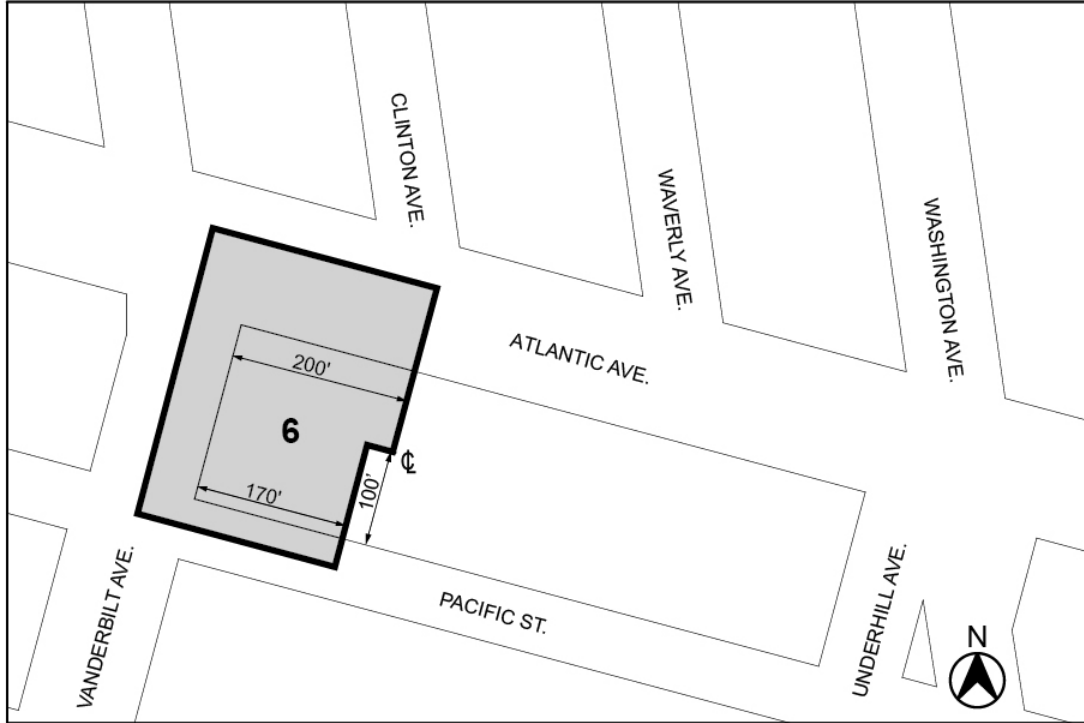
**Brooklyn Community District 8**


\* \* \*

Map 4 – [Date of adoption]

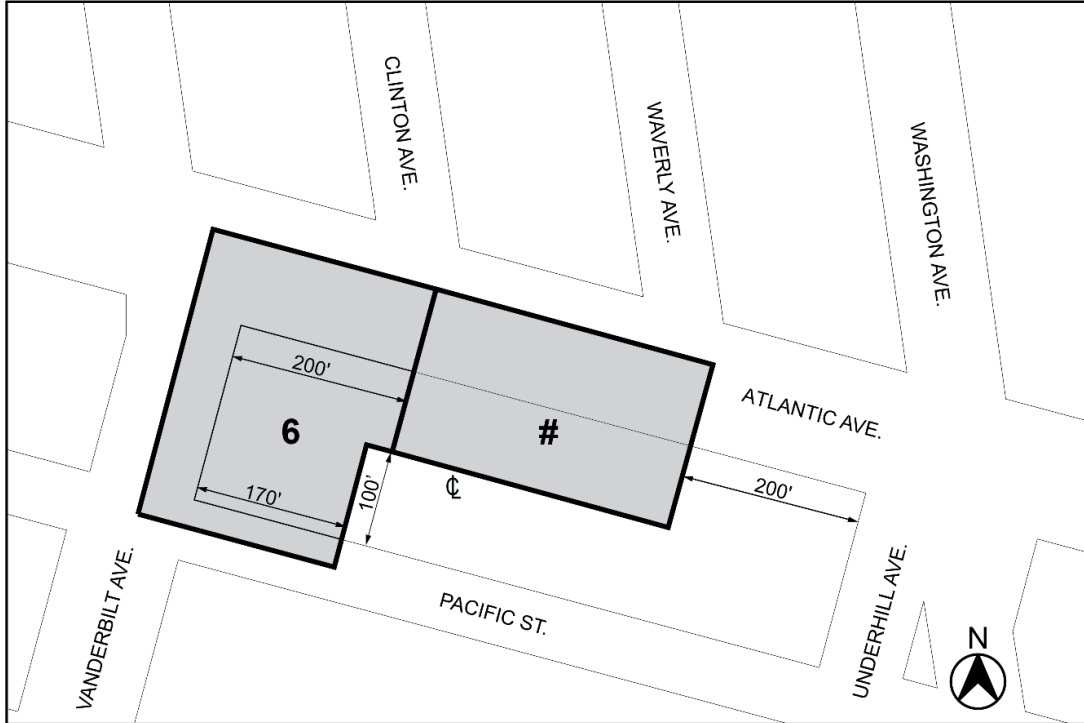
[EXISTING]





 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area 6 – 9/23/21 MIH Program Option 1 and Deep Affordability Option

[PROPOSED]



- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 6 – 9/23/21 MIH Program Option 1 and Deep Affordability Option
- Area # – [date of adoption] MIH Program Option 2 and Workforce Option

Portion of Community District 8, Brooklyn

\* \* \*

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**No. 7**

**CD 8**

**C 210260 ZSK**

**IN THE MATTER OF** an application submitted by Y & T Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by the northerly side of Atlantic Avenue, a line 200 feet westerly of Underhill Avenue, centerline of Atlantic Avenue and Pacific Street, and a line 200 feet westerly of Vanderbilt Avenue (Block 1122, Lots 21 & 26), in a C6-3A\* District.

\* Note: The development site is proposed to be rezoned by changing an existing M1-1 District to C6-3A District under a concurrent related application for a Zoning Map change (C 210335 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**No. 8**

***ENY | URP 5<sup>TH</sup> AMENDMENT***

**CD 5**

**C 220102 HUK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the fifth amendment to the East New York I Urban Renewal Plan for the East New York I Urban Renewal Area.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 9**

***AMBOY ROAD RECONSTRUCTION***

**CD 3**

**C 200357 MMR**

**IN THE MATTER OF** an application submitted by The New York City Department of Transportation and The New York City Department of Design and Construction pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of a portion of Amboy Road between Richmond Avenue and Ridgecrest Avenue;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4266 dated March 22, 2021 and signed by the Borough President.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 10**

***CLEARVIEW PUMP STATION REHABILITATION***

**CD 7**

**C 200122 MMQ**

**IN THE MATTER OF** an application submitted by The New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of a portion of the Clearview Expressway

bounded by the Cross Island Parkway, Clearview Expressway and Roe Place;

- 2) the adjustment of grades and block dimensions necessitated thereby;  
including authorization for any acquisition or disposition of real property related thereto, in  
accordance with Map No. 5035 dated December 23, 2020 and signed by the Borough President.

**Resolution for adoption scheduling January 5, 2022 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 11**

***NYPD BRONX SPECIAL VICTIMS SERVICES***

**CD 8**

**C 220082 PCX**

**IN THE MATTER OF** an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 188 West 230th Street, aka 2992 Exterior Street (Block 3264, Lot 104) for use as a new NYPD Bronx Special Victim Services Squad facility.

(On November 3, 2021, Cal. No. 1, the Commission scheduled November 17, 2021 for a public hearing. On November 17, 2021, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**Nos. 12 & 13**

***749 VAN SINDEREN AVENUE REZONING***

**No. 12**

**CD 5**

**C 210285 ZMK**

**IN THE MATTER OF** an application submitted by ENY Community Residences LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, by changing from an M1-1 District to a C4-4L District property bounded by a line 430 feet northerly of Linden Boulevard, a line midway between Van Sinderen Avenue and Snediker Avenue, a line 90 feet northerly of Linden Boulevard, and Van Sinderen Avenue, as

shown on a diagram (for illustrative purposes only) dated July 12, 2021, and subject to the conditions of CEQR Declaration E-632.

(On November 3, 2021, Cal. No. 2, the Commission scheduled November 17, 2021 for a public hearing. On November 17, 2021, Cal. No. 24, the hearing was closed)

**For consideration.**



**No. 13**

**CD 5**

**N 210286 ZRK**

**IN THE MATTER OF** an application submitted by ENY Community Residences LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

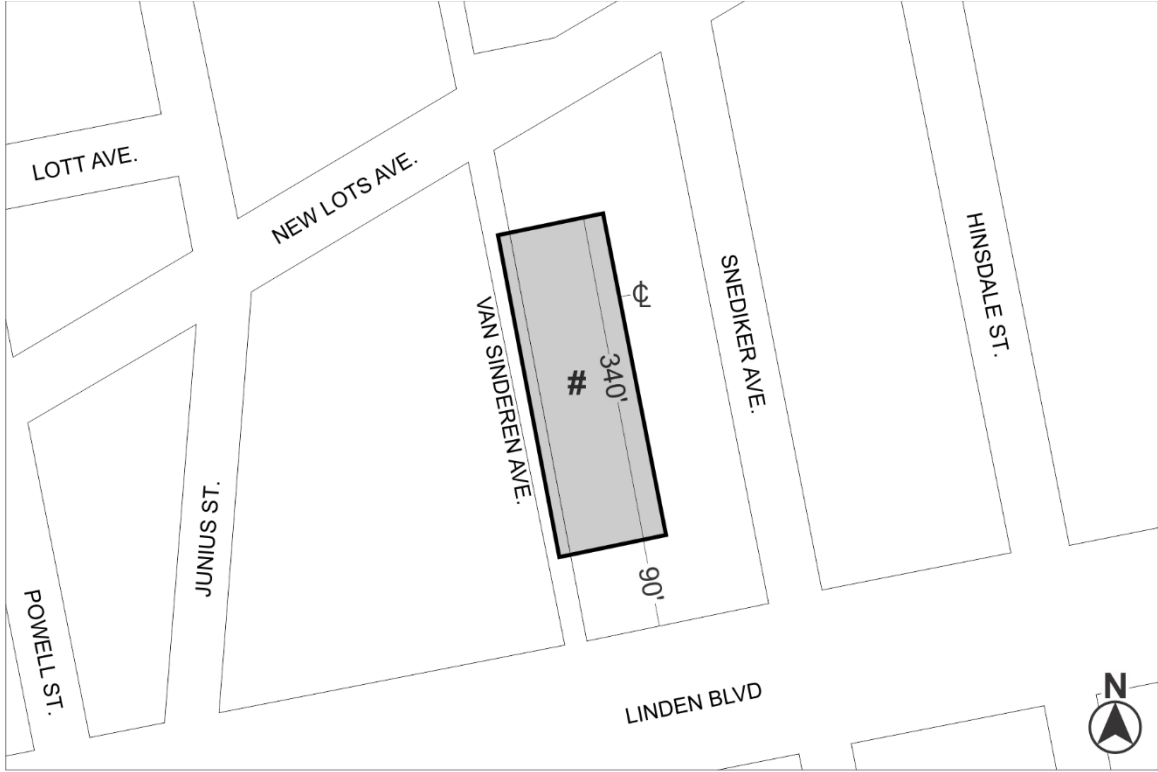
**BROOKLYN**

\* \* \*

**Brooklyn Community District 5**

\* \* \*

Map 4 – [date of adoption]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 5, Brooklyn

\* \* \*

(On November 3, 2021, Cal. No. 3, the Commission scheduled November 17, 2021 for a public hearing. On November 17, 2021, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**No. 14**

***CONEY ISLAND EAST PARKLAND MAP SPLIT NO. 4***

**CD 13**

**M 090107(D) MMK**

**IN THE MATTER OF** a resolution adopted by the City Planning Commission on June 17, 2009 (Calendar No. 14) approving an application (C 090107 MMK) for an amendment to the City Map involving, inter alia, the elimination of streets and the establishment of streets and parks within an area bounded by Surf Avenue, West 16<sup>th</sup> Street, the Public Beach and West 8<sup>th</sup> Streets, in accordance with Map Nos. Y-2715 and Y-2718 dated June 17, 2009 revised July 29, 2009, revised October 29, 2010, revised August 1, 2016, Map Nos. X-2734 and X-2735 dated August 1, 2016 and Map No. Y-2761 dated December 15, 2021 and signed by the Borough President.

**For consideration.**

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**No. 15**

***1 JAVA STREET WATERFRONT***

**CD 1**

**N 220099 ZAK**

**IN THE MATTER OF** an application submitted by 1 Java Owner LLC for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the planting requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) and guardrail requirements of Section 62-931 (WATERFRONT ACCESS PLAN BK-1: GREENPOINT WILLIAMBURG), in connection with a proposed mixed-use development, on property located at 1 Java Street (Block 2530, p/o Lot 20 and Block 2538, Lot 1), in R6, R6/C2-4 and R8 Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 16**

***109 SYLVIA STREET***

**CD 3**

**N 220123 RCR**

**IN THE MATTER OF** an application submitted by Allison Holdings LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of an existing zoning lot into two new zoning lots located at 109 Sylvia Street (Block 5594, Existing Lot 41, Tentative Lots 41 and 42) within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 17**

***35, 41 ALVINE AVENUE AND 190, 196 BENNETT AVENUE***

**CD 3**

**N 220126 RCR**

**IN THE MATTER OF** an application submitted by Alvine Industries, LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of two existing zoning lots into four new zoning lots located at 35, 41 Alvine Avenue and 190, 196 Bennett Avenue (Block 6321, Existing Lots 1 and 130, Tentative Lots 1, 115, 130 and 135) within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 18**

***EAST 178<sup>th</sup> STREET DEMAPPING***

**CD 6**

**C 150355 MMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 420 Morris Park Avenue LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of East 178<sup>th</sup> Street east of Morris Park Avenue;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13136 dated June 11, 2018 and signed by the Borough President.

(On December 1, 2021, Cal. No. 6, the Commission scheduled December 15, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 19 & 20**

***CASTLE III 107-111 EAST 123<sup>RD</sup> STREET***

**No. 19**

**CD 11**

**C 220059 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 15-story building on property located at 107-111 East 123<sup>rd</sup> Street (Block 1772, Lots 4, 7 and 8), in an R7-2 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

(On December 1, 2021, Cal. No. 1, the Commission scheduled December 15, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 20**

**CD 11**

**C 220060 HAM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 107-111 East 123<sup>rd</sup> Street (Block 1772, Lots 4, 7 and 8) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;  
  
to facilitate the development of a 15-story building containing approximately 81 supportive and affordable housing units.

(On December 1, 2021, Cal. No. 2, the Commission scheduled December 15, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF QUEENS**

**No. 21**

***99-07 ASTORIA BOULEVARD COMMERCIAL OVERLAY***

**CD 3**

**C 210189 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 99-20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, establishing within the existing R3-2 District a C2-3 District bounded by 27<sup>th</sup> Avenue, 100<sup>th</sup> Street

Astoria Boulevard, and 99<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated August 30, 2021, and subject to the conditions of CEQR Declaration E-640.

(On December 1, 2021, Cal. No. 3, the Commission scheduled December 15, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 22 & 23**

***97-04 SUTPHIN BOULEVARD REZONING***

**No. 22**

**CD 12**

**C 210213 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by BG Sutphin LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d, by changing from a C4-5X District to a C6-3 District property bounded by 97<sup>th</sup> Avenue, 146<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue and Waltham Street, as shown on a diagram (for illustrative purposes only) dated August 30, 2021, and subject to the conditions of CEQR Declaration E-639.

(On December 1, 2021, Cal. No. 4, the Commission scheduled December 15, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 23

CD 12

N 210214 ZRQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by BG Sutphin LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

**Chapter 5  
Special Downtown Jamaica District**

\* \* \*

**115-20  
SPECIAL BULK REGULATIONS**

**115-21  
Floor Area Ratio, Open Space and Lot Coverage**

\* \* \*

(b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the #floor area ratio# set forth in Section 115-211 (Special regulations for Inclusionary Housing designated areas ~~regulations~~) or Section 115-212 (Special

regulations for Mandatory Inclusionary Housing areas), as applicable, for the applicable district.

\* \* \*

**115-211**

**Special ~~Inclusionary Housing~~ regulations for Inclusionary Housing designated areas**

(a) Applicability

Locations in R7A, R7X, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts designated on APPENDIX F of this Resolution within the #Special Downtown Jamaica District# shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified, within the Special District.

\* \* \*

**115-212**

**Special regulations for Mandatory Inclusionary Housing areas**

(a) Applicability

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.

(b) Height and setback

The height and setback regulations of Sections 23-952 (Height and setback for Mandatory Inclusionary Housing areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall be modified by the special height and setback regulations of Section 115-23, inclusive.

\* \* \*

**115-50**

**SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**



**115-51  
Parking and Loading Regulations**

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:

(a) #Commercial# and #manufacturing uses

#In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

\* \* \*

(4) Modification of Waiver of Parking Requirements

\* \* \*

(iii) The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

(b) #Residential uses#

\* \* \*

(2) The required #accessory# off-street parking space regulations of the underlying districts in the #Special Downtown Jamaica District# shall be modified as follows: The regulations set forth for an R6A District in Section 25-20 shall apply. The regulations set forth for an R6 District in Sections 25-50 (RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES), inclusive, and 25-60 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES), inclusive, shall apply except as modified in paragraphs (b)(3) and (b)(4) of this Section.

(3) In all #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified, as follows:

- (i) The provisions of Section 25-26 shall only apply to #zoning lots# existing both on September 10, 2007, and on the date of application for a building permit.
- (ii) For all #developments# or #enlargements# containing #residences#, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.

\* \* \*

(c) #MIH sites#

For #residential uses# on #MIH sites#, the provisions of paragraphs (a)(4), (b)(2) and (b)(3) of this Section shall not apply. In lieu thereof, the underlying off-street parking provisions shall apply.

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

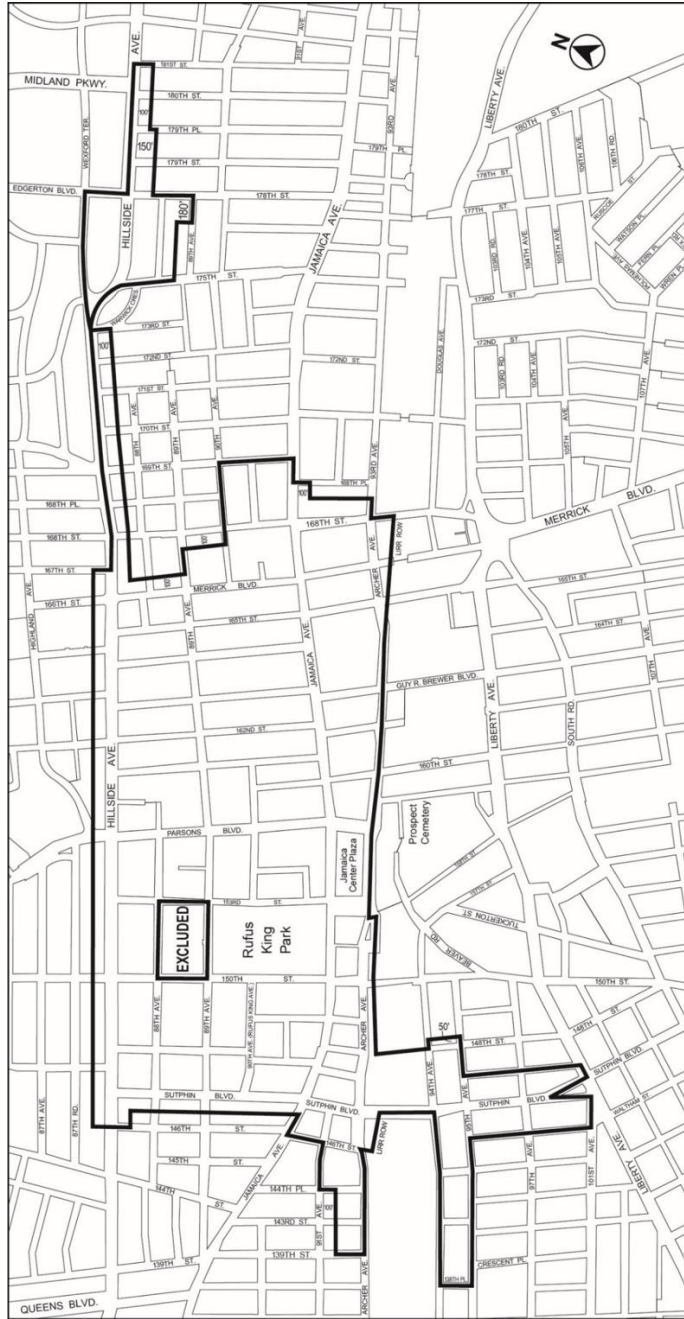
**Queens**

\* \* \*

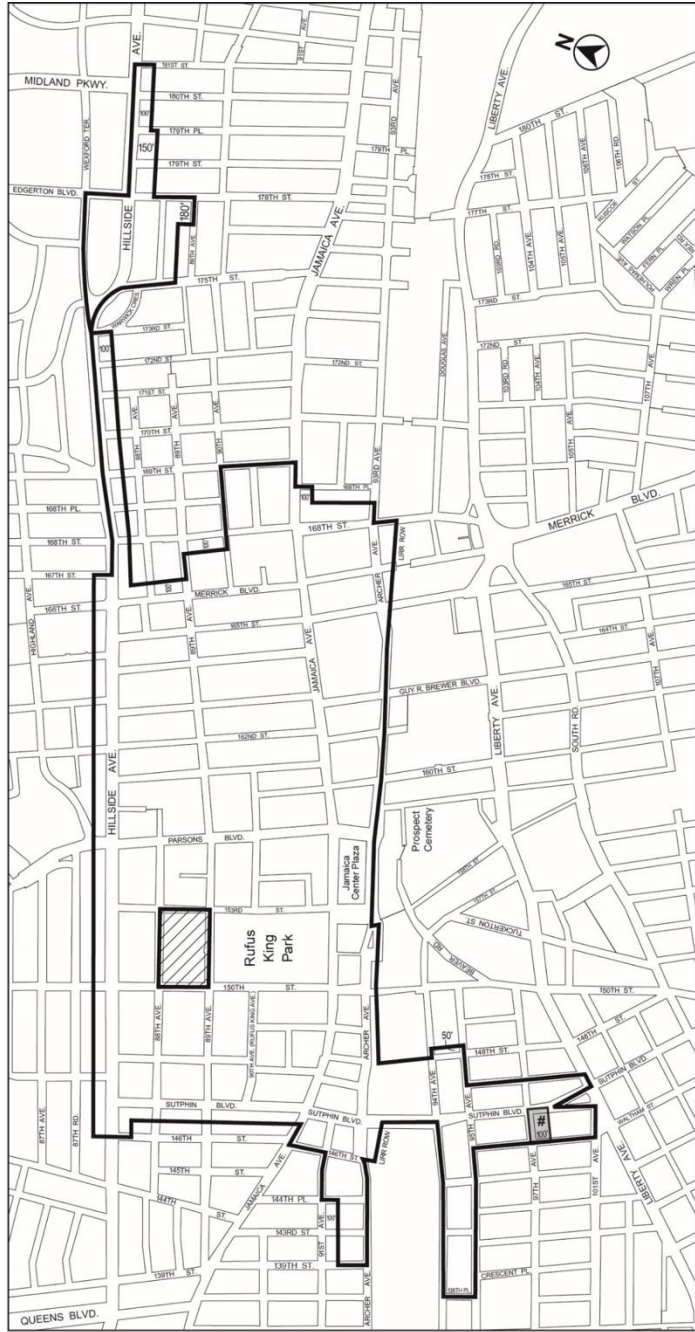
**Queens Community Districts 8 and 12**




Map 1 – [date of adoption]

[EXISTING MAP]



[Proposed Map]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area # – [Date of adoption] MIH Program Option 1 and Option 2
-  Excluded Area

Portion of Community Districts 8 and 12, Queens

\* \* \*

(On December 1, 2021, Cal. No. 5, the Commission scheduled December 15, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2021 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY						1 NEW YEAR'S DAY	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 MARTIN LUTHER KING, JR. DAY	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							31
FEBRUARY		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12 CHINESE NEW YEAR LINCOLN'S BIRTHDAY	13
	14	15 PRESIDENTS DAY	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18	19	20
	21	22 WASHINGTON'S BIRTHDAY	23	24	25	26	27
	28						
MARCH		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29	30	31			
APRIL					1	2 GOOD FRIDAY	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13 RAMADAN BEGINS	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
MAY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30	31 MEMORIAL DAY					
JUNE			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
JULY							
	4 INDEPENDENCE DAY	5 INDEPENDENCE DAY OBSERVED	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
AUGUST	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
SEPTEMBER							
	5	6 LABOR DAY	7 ROSH HASHANAH	8	9	10	11
	12	13	14	15	16 YOM KIPPUR	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
OCTOBER							
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11 COLUMBUS DAY OBSERVED	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							
NOVEMBER							
	7	8 REVIEW SESSION	9	10 ELECTION DAY	11 CPC PUBLIC MEETING	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30				
DECEMBER							
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31	CHRISTMAS

Review Sessions are held at 120 Broadway, lower level, starting at 1:00 PM  
 Public Meetings are held at 120 Broadway, lower level, starting at 10:00 AM



V. CITY PLANNING COMMISSION 2022 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							1 NEW YEAR'S DAY
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 MAYOR'S OFFICE DAY	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22
	23 24 25 26 27 28 29						
FEBRUARY			1 CHINESE NEW YEAR	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12 PRESIDENTY DAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			1 CPC PUBLIC MEETING	2	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17 SPRING BREAK	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15 GOOD FRIDAY	16 PASSOVER
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3 MAY - ALZHEIMER'S	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MAYORAL DAY	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 JUNEBERRY ORANGE	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
JULY						1	2
	3	4 INDEPENDENCE DAY	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
AUGUST	31		1	2	3	4	5
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
SEPTEMBER					1	2	3
	4	5 LABOR DAY	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26 RISHI HANNAH DAY	27	28	29	30	
OCTOBER							1
	2	3	4	5 YOM KIPPUR	6	7	8
	9	10 COLUMBUS DAY	11	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
NOVEMBER	30	31					
			1	2	3	4	5
	6	7 REVIEW SESSION	8 ELECTION DAY	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
DECEMBER	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
25	26 FRANCIS DANIEL DAY	27	28	29	30	31	

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 Public Meetings are held at 120 Broadway, lower level, starting at 10:00 AM